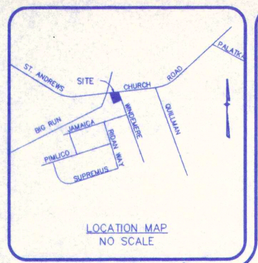
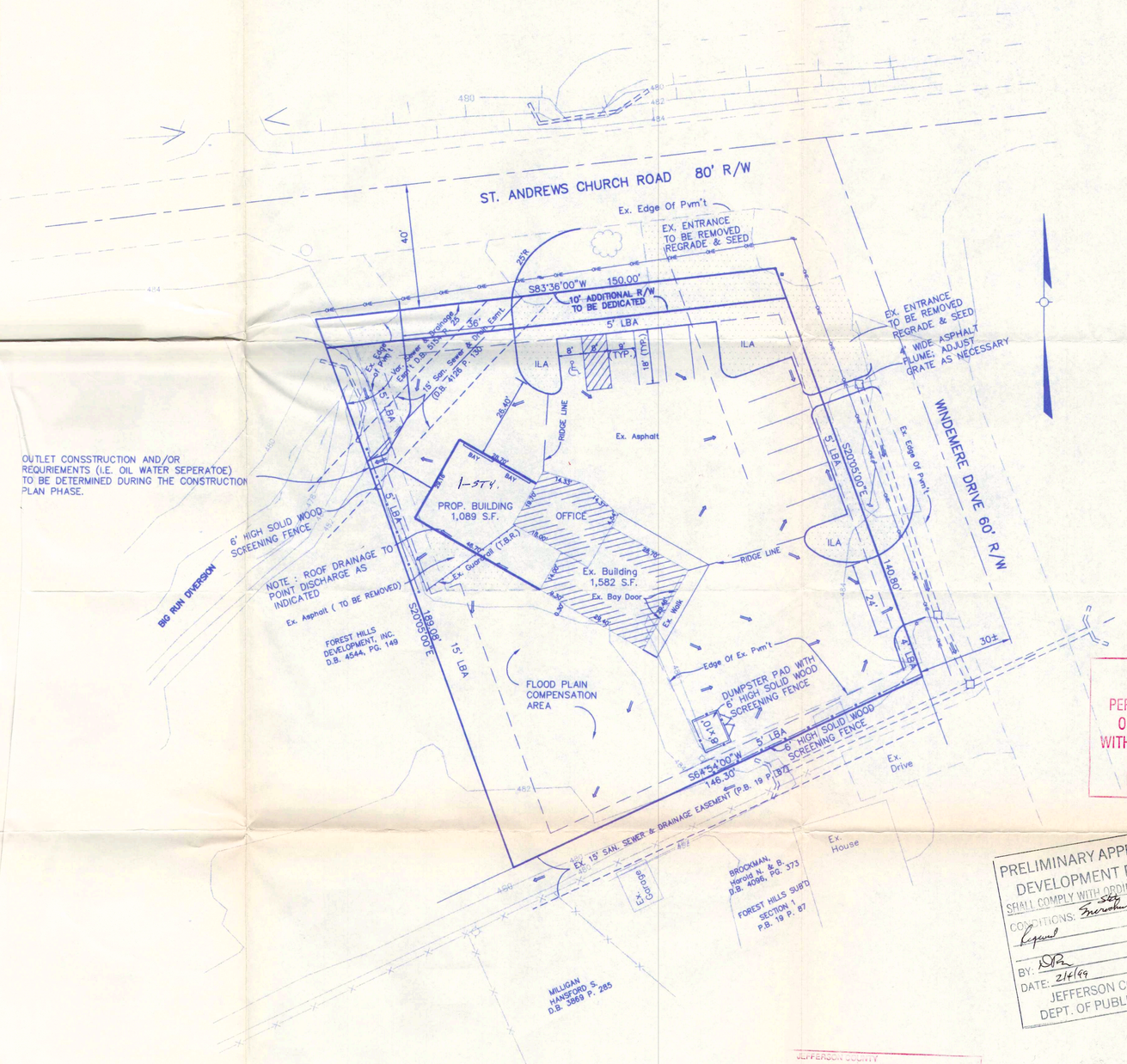


LOCATION MAP
NO SCALE



LEGEND

—OHE—	OVERHEAD ELECTRIC
☼	LIGHT POLE
◘	TELEPHONE
	EXISTING PAVEMENT TO BE REMOVED
☎	UTILITY POLE
	GUARDRAIL

PRELIMINARY APPROVAL
Conditions of Approval: SEE NOTES

R Stauble 2/9/99
Review Date

Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DATA

TOTAL SITE AREA	0.55 AC.
EXISTING ZONING	C-1
PROPOSED ZONING	C-2
EXISTING USE	AUTO REPAIR
PROPOSED USE	AUTO REPAIR
TOTAL EMPLOYEE'S	4
TOTAL # BAYS	4
PARKING REQUIRED	14 SPACES
PARKING PROPOSED	15 SPACES
VEHICULAR USE AREA	11,101 S.F.
INT. LAND. REQ.	556 S.F.
INT. LAND. PROP.	629 S.F.
OFFICE / SALES	596 S.F.

GENERAL NOTES

1. A LANDSCAPE SCREENING AND BUFFERING PLAN WILL SUBMITTED AND APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION PRIOR TO CONSTRUCTION.
2. (⟵) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE MSD REVIEW FEES.
4. SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
5. SANITARY SEWERS AVAILABLE BY CONNECTION AND ARE SUBJECT TO FEES.
6. ALL SITE LIGHTING WILL BE POINTED DOWN AND AWAY FROM ADJOINING PROPERTIES AND STREETS.
7. K.D.O.T. APPROVAL AND ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK IN THE RIGHT OF WAY OF ST. ANDREWS CHURCH ROAD.
8. THIS SITE RESIDES IN THE 100 YR. FLOOD PLAIN BOUNDARY OF BIG RUN DIVERSION A TRIBUTARY TO MILL CREEK FLOOD ELEVATION PER F.E.M.A. IS APPROXIMATELY 484±. DIVISION OF WATER APPROVAL IS REQUIRED FOR CONSTRUCTION IN A FLOOD PLAIN. A FLOOD PLAIN PERMIT IS REQUIRED FROM MSD PRIOR TO CONSTRUCTION APPROVAL.
9. NO ADDITIONAL FILL WILL BE ALLOWED IN THE FLOOD PLAIN. FLOOD PLAIN COMPENSATION AT 1:1 WELL BE REQUIRED IF BLDG. IS FLOODPROOFED DRY.
10. A FLOOD ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE ENTIRE BUILDING MAY NEED TO BE FLOODPROOFED. (WET OR DRY) AS DETERMINED AT THE CONSTRUCTION PLAN PHASE. ARCH. PLANS MUST BE SUBMITTED PRIOR TO CONSTRUCTION APPROVAL.
11. AN IWD APPLICATION IS REQUIRED PRIOR TO ISSUANCE OF CONSTRUCTION APPROVAL.
12. A DEED OF RESTRICTION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL IF BLDG. IS NOT FLOODPROOF.
13. A DETAILED COST ESTIMATE OF ADDITION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. THE ENTIRE BLDG. WILL BE IN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE.
14. PRIOR TO OBTAINING SITE CONSTRUCTION PLAN APPROVALS FROM JCPW, DETAILED PLANS SHALL BE SUBMITTED TO JCPW DEPICTING THE ENTRANCE REMOVAL / RECONSTRUCTION ADDRESSING DRAINAGE, AND THE DEVELOPER SHALL OBTAIN AN ENCROACHMENT PERMIT AND POST A BOND.

NOTE : BOUNDARY INFORMATION FROM SURVEY BY MARK A. JAGGERS, KY. REG. L.S. # 3078, DATED 11-22-96.

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: Encroachment Permit
Legend
BY: DP
DATE: 2/16/99
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-16-99
APPROVAL DATE May 20, 1999
EXPIRATION DATE July 13, 2000
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

BENCHMARK
BENCHMARK INFORMATION WAS DERIVED FROM LOJIC MAPPING.

0 10 20 30
FEET
GRAPHIC SCALE

RECEIVED
FEB 25 1999
PLANNING & DEVELOPMENT SERVICES

DOCKET #_____
DISTRICT DEVELOPMENT PLAN
OF
CLASSIC MUFFLER
7425 ST. ANDREWS CHURCH ROAD
LOUISVILLE, KY 40216
FOR
OWNER/DEVELOPER:
JOSEPH RONALD & KAREN ALBA FORD
7425 ST ANDREWS CHURCH ROAD
LOUISVILLE, KY 40216
(502) 937-7600

DEED BOOK 5106 PAGE 869
TAX BLOCK 1033 LOT 157

WM # 4663

Civil Engineering, Land Use Planning
Boundary & Topographic Surveys
DESIGN ENGINEERING, INC.
10400 Shelby Street
Jeffersontown, Kentucky 40299
T: (502) 267-8007 F: (502) 267-1064
E: DEMAN@AOL.COM

DEVELOPMENT PLAN CERTIFICATION
I HEREBY CERTIFY THAT THE CONCEPTUAL DESIGN SHOWN HEREON HAS BEEN REVIEWED BY THE UNDERSIGNED AND DOES NOT CONSTITUTE A CONSTRUCTION PLAN, BUT IS A REPRESENTATION OF CONSTRUCTION PLANS AT PRESENTLY PROPOSED.
Phillip L. Gambrel 2/12/99
DATE

STATE OF KENTUCKY PHILLIP L. GAMBREL 8016 REGISTERED ENGINEER PROFESSIONAL ENGINEER

REVISIONS
12/21/98 AGENCY COMMENTS
1/11/99 MSD COMMENTS

DATE: 6/12/97
DRAWN BY: DWF
CHECKED BY: JWM
SCALE: 1"=20' (HORIZ)
SCALE: N/A (VERT)

JOB NUMBER 702-88
SHEET 1
OF 1

E:\PROJECTS\700\702\70288\70288GRIGINAL\70288 Mon Jan 11 13:49:56 1999 C.L.E.

70288.DWG

DOCKET NO 9-16-99